

*Joseph P. Day*  
Auctioneer Inc.

## Market Factors

**M**ANY forces enter into the present active Vacant Lot Market Movement. Two of the most important sales forces are Tax Exemption and the Housing Shortage—and one more: the proper PUNCH and promotion work back of your sale to make it a success.

## We Have That Punch

Tax Exemption will expire in April, 1923. New Building will doubtless take care of the Housing Shortage. Another year of active homebuilding is ahead of us.

There never was, there never will be a better time for the Landowner to market his property than NOW—RIGHT NOW.

The time, then, to sell is NOW, while Tax Exemption means something to the thrifty home-seeker, and is a big inducement.

My advice to the owners of vacant lots is to consult with me at once.

This organization knows the Real Estate market. It has a following of more than 150,000 buyers; it has spent in the past more than \$500,000.00 per annum in advertising and promoting sales of real estate by public auction; its personnel consists of more than one hundred qualified experts; its record is an almost unbroken chain of successful sales; its constant contact with the market in all its many phases and its familiarity with all parts of the city and its suburbs, places it in a position to give advice, and render services based on experience, knowledge and close personal contact with buyers.

There is SATISFACTION in knowing that in dealing with Joseph P. Day and his organization that there is no piece of property too small, and no detail in the selling of the large property too insignificant, to have my personal supervision; Also a further SATISFACTION in knowing that nothing is left to guesswork. All of our sales policies are tried and proven. The most conservative Owners, Trustees, Banks and Trust Companies believe this. That is why we handle their real estate—Let us help solve your problem!

*Joseph P. Day*

Directly at Business and Home Center of Throgs Neck

Opposite Coster Estate and near Turnbull and Bruce Brown properties sold by me at auction.

## 196 Throgs Neck---Bronx Lots

Opposite 500 New Houses Erected in Last Year

TO BE SOLD SEPARATELY

Valuable Corners on Eastern Boulevard and East Tremont Ave.  
Hoffman's Park—Property of the Ebling Brewing Co.

**Absolute Auction, Next Saturday, May 13th**

under large tent, on premises, 1 P. M.

Lawyers Title & Trust Co.  
Policies Free

**70%**

ON MORTGAGE

Robert T. Bergman, Attorney,  
509 Willis Ave., Bronx

Take Pelham Bay subway to Westchester Square, and East Tremont Ave. trolley to property.

## Special Sales Day Next Tues., May 9th

At Noon in Exchange Salesroom, 14 Vesey St., N. Y. City

**Executors' Sale**  
Est. of Simon Sternberger, Dec'd.  
43 East 60th St.

(Ret. Madison and Park Aves.)  
Five story American basement brick dwelling. Size 20x100.5.  
Messrs. SEASONGOOD & EAGER, Attys., 522 Fifth Ave., N. Y. City.

**Estate Sales**  
Estate of Julius Miller, Dec'd.  
N. W. Cor.  
Rivington & Mangin Sts.

(Known as 300 Rivington St.)  
Six story brick tenement with stores. Size 60.15x101.3.

**162 Attorney St.**  
(Ret. Stanton and East Houston Sts.)  
Five story and basement brick tenement with stores. Size 20x100.

**Estate of Charles F. Zentgraf, Dec'd.**  
825-827 East 170th St.  
(Adj. N. E. Cor. Bristol St.)  
Two 4 story and basement brick apartments. Sizes 36x90 each.

**1020 Ave. St. John**

(50 ft. West of So. Boulevard, Bronx).  
Five story and basement brick apartment house. Size 55x100.  
ALBERT W. MEINER, Atty., 140 Liberty St., N. Y. City.

**Brong Apartment Sites**

**W. S. Hull Ave.**

(41.8 ft. N. of 200th St.)  
A vacant plot. Size 83.4x100. Plans for modern high class five story apartment have been prepared. Building loan of \$85,000 at 6% for 10 years has been arranged.

**PHILIP E. BROWN, Atty.,**  
2 Wall St., N. Y. City.

**W. S. Southern Boulevard**

through to Mapes Ave.

A vacant plot. To be sold in 2 parcels. Sites about 127.91x100 and 114.96x135.38x irreg.

**N. S. Arnow Ave.**

20 ft. w. of Fenton Ave.  
A plot of 2 lots. Sizes 25x100 each

Send for Bookmap

67 LIBERTY STREET, NEW YORK CITY

## A Combination Hard to Beat

Rapid Transit with station right on the property—ever-increasing population—low-priced lots to be bought "at your own price"—a section where lot values should increase in keeping with the influx of new home-seekers.

## 750 Brownsville---Brooklyn Lots

AND 6 New BUNGALOWS

On Foster Ave., Farragut Road and Glenwood Road, 101st to 108th Sts.  
Canarsie "L" passes lots—5c FARE. Station at East 105th St. on property

**Absolute Auction, Sat. Night, May 20**

At 8 o'clock—Independence Hall, Osborn St., near Pitkin Ave.

10% on day of sale

**80%**

in monthly

10% in 30 days

installments of 2%

Title Guarantee & Trust Company Policies Free

Take B. R. T. Canarsie elevated to 105th Street station; or Fulton Street City Line elevated to Atlantic Avenue station and transfer to Canarsie train to 105th Street.

*Joseph P. Day*  
Auctioneer Inc.

Send for the Joseph P. Day Plan "How to have your lots cost you nothing" through Tax Exemption

## The Early Owners of Prospect Park

were the Litchfields, whose family mansion there is occupied now by the Park Department.

## The Litchfield Estate

after seventy-five years' ownership, has ordered me to sell, in separate parcels, the

## 107 Brooklyn Lots

in the area bounded by

Fourth and Fifth Avenues, Third and Fifth Streets

where the Ringling Bros.' Circus Tent was pitched last week.

These valuable building sites will be sold at

## Absolute Auction

To be held at 12 o'clock noon, at Real Estate Exchange Salesroom  
14 Vesey Street, Manhattan

**Thursday, June 1st**

**70%**

ON MORTGAGE

Title Guarantee and Trust Co.,  
Policies Free

Take 5th Ave. "L" to station at 3rd St., or 4th Ave. subway to Union and 9th St. stations.

## Seashore and Country Residences

## Special Sale—Tues., May 23rd

At Noon, in Exchange Salesroom, 14 Vesey St., N. Y. City

### Hastings-on-Hudson

**Pincrest Drive near Broadway**  
3-story, attic and basement stone dwelling. Surrounded by magnificent residences, commanding wonderful views of Hudson River and valley. Immediate possession.

### Ardale-on-Hudson

A plot of about 15 acres located on Ashford Avenue and Bertram Street. Improved with 2½-story frame residence, and 1-story stucco bungalow.

Messrs. Engel Bros., Attys., 132 Nassau St., N. Y. City.

### Darien, Conn.

A 23¼ acre tract of beautiful country property facing on Mansfield Road, a concrete road, about 1 mile from railroad station, near Long Island Sound. Suitable for improvement with country residence.

### Ocean Front Properties

**747 Ocean Ave.**

### Long Branch, N. J.

4-story and basement frame dwelling, containing 17 rooms, laundry, pantry and 5 baths. 116 ft. frontage on ocean. Immediate possession. Size 102x12x irreg. Also garage. 70% on mortgage.

**755 Ocean Ave.**

### Long Branch, N. J.

4-story and basement frame dwelling, containing 21 rooms and 8 baths. 244 feet of ocean front. Immediate possession. Size 139x812x irreg. Also garage. 70% on mortgage.

**731 Ocean Ave.**

### Long Branch, N. J.

3-story frame dwelling, 14 rooms and 4 baths; also garage and stable. 169 ft. of ocean front. Size 100x70x irreg.

### Little Falls, N. J.

4 acres of land improved with 3-story and basement frame dwelling, containing 12 rooms and 3 baths. 60% on mortgage. Possession October 1st.

Messrs. Sayers Bros., Attys., 67 Liberty St., N. Y. City.

### Mountain Lakes, N. J.

99 Boulevard West  
A plot of ground 150x200, improved with 3-story frame and stucco dwelling, containing 11 rooms and 3 baths. 65% on mortgage. 10 minutes from railroad station. Immediate possession.

### South Mountain Ave.

**Montclair, N. J.**

A plot of about 9 acres improved with two 2-story brick residences; also gardener's cottage, stable and outbuildings. Immediate possession. Hon. William P. Martin, Attorney, 45 Cedar St., N. Y. City.

**Jamaica  
Estates**

**ABSOLUTE AUCTION**

On the Premises, 1 P. M.

**SATURDAY, MAY 20th**

**Jamaica  
Estates**

See Jamaica, the coming big center of population, where hundreds of new houses are being built and well-located home building sites are being rapidly gobbled up.

## 700 Jamaica Estates---N. Y. City Lots

On Hillside Ave., Homelawn Ave., Roxbury Road, Doncaster Blvd., and adjoining streets in Jamaica

**5c**

FARE

Title Guarantee & Trust Company Policies Free

10% on day of sale

10% in 30 days

**80%**

in monthly

installments of 2%  
or 70% on mortgage

B. R. T.—Jamaica  
"L" to Terminus.  
L.I.R.R. to Union  
Hall St. Station.

## Special Sales Day

**Next Tues., May 9th**

At Noon in Exchange Salesroom, 14 Vesey St., N. Y. City

### Unrestricted Acreage

**Waterfront**

**Sands Point, L. I.**

A plot of about 72 choice acres. To be sold in 3 parcels.

### W. S. Jerome Ave.

through to Inwood Av., nr. 169th St. Bronx.

A plot of 4 lots about 25x125 each.

### 1966 Park Ave.

(Ret. 132nd and 133rd Sts.)  
Four story brick tenement with store. Size 20x75.

WILLIAM F. MALONEY, Atty., 43 Exchange Place, N. Y. City.

### Riverdale Homesite

**W. S. Fieldston Rd.**

Through to Riverdale Ave.  
Vacant plot. Size 75x110.95x irreg.

### 209th St. & 210th St.

**Harlem River**

200 ft. waterfront property on Harlem River. Riparian rights.

### Queens Homesite

N. W. Cor. Arthur Av. & Birch St.

Bayview Heights, N. Y. C.

A desirably located plot of ground, 100x100.

### 19 West 8th St.

4 story and basement brick building. Size 25.15x10.11.

Messrs. Cohen, Getman & Richter, Attys., 111 Broadway, N. Y. City.

### Bronx Homesite

**N. S. Middletown Rd.**

L through to Mulford road, with plot through to Mulford Road.

Send for Bookmap

TELEPHONE CORTLANDT 0744